



Sean Hertel | Principal

I am a Registered Professional Planner with 20+ years of experience, leading a Toronto-based practice that is uniquely positioned at the intersection of different disciplines, environments and processes. As a connector of ideas and people to shape cities, I lead a diverse range of projects that reflect the complexity of the urban landscape, with particular expertise in transit-oriented development, policy analysis and formulation, implementation strategies, and facilitation and public engagement. I focus on helping public and private sector clients plan for and grow around transit.

I am also a Lecturer within the Schools of Planning at Ryerson University and University of Waterloo, and a frequent speaker and media commentator on current planning and development issues.

-  416 579 0769
-  seanhertel.ca
-  sean@seanhertel.ca



Recent and Most Notable Projects



CENTRE + CORRIDOR AND INTENSIFICATION STUDIES

Eglinton West Planning + Streetscape Study, City of Toronto (Apr. 2018 – Jan. 2020)
Led land use planning and development potential analyses to inform future planning policy changes to further the integration of planning and development with future light rail transit (LRT) in the corridor.

Mobility Hubs + Intensification Corridor Opportunities + Constraints Study, City of Brampton (Feb. 2016 – Dec. 2018)
Led the planning analysis to formulate a policy and implementation framework to support the build-out of Brampton's designated Mobility Hubs and other strategic intensification nodes and corridors, as part of the comprehensive review of the Brampton Official Plan.

Centres, Corridors + Subways Program, York Region (2008 – 2012)
Established and managed an interdisciplinary portfolio to lead and enhance the policy and development framework for intensification and transit-oriented development in the Region's system of Regional Centres and Regional Corridors, including the formulation of new transit-oriented development policies for the 2010 Regional Official Plan.



MAJOR TRANSIT ORIENTED DEVELOPMENT PROJECTS

Major Transit Station Areas Study, Region of Peel, Ontario (Jan. 2019 – Ongoing)
Leading the review, analysis and policy formulation for over 100 rapid transit stations area across this Region of over 1.5-million people, to prioritize and align development planning with rapid transit implementation phasing, as a key driver of the Region of Peel's 2041 Growth Management Strategy.

Langstaff Gateway Secondary Plan Implementation, City of Markham (Apr. 2017 – Ongoing)
Providing project management, departmental and agency coordination, and master-plan level policy analysis to the City to guide Phase 1 development of this Urban Growth Centre, planned to achieve at full build-out 32,000 residents and 15,000 employees served by five modes of transit including subway and regional rail.

The O.R.C.A. Project, C.R.A.F.T. Group, Toronto (Sep. 2016 – Ongoing)
Leading the planning analysis and rationale to support official plan and zoning amendment applications to facilitate the over-building of the downtown rail corridor for a high-density and mixed-use development including a large, contiguous, publicly-accessible open space.

Connecting people + ideas to build great cities

The creation of cities is one of our greatest and most lasting achievements. They are the highest expressions of our ingenuity, aspirations, and values. Planning is a calling to continue the best of our city-building traditions while imagining and preparing for successful futures in the face of wicked problems that include: safeguarding people and assets against the perils of rapid climate change, global competition for talent and resources, rising inequality, and a growing distrust of government and experts.

It is my purpose and responsibility to think and act in the public interest, and in the process seek and employ the best evidence and approaches required to make the right decisions at the right time for the right reasons. In this way I describe myself to be a “visionary incrementalist,” a planner who sees beyond the horizon and who takes the necessary steps to get there.

For a list of Academic Appointments, Memberships, Speaking Engagements and Publications, please visit my website, www.seanhertel.ca.

Recent and Most Notable Projects Continued



RAPID TRANSIT AND MOBILITY STUDIES

Ottawa Transportation Master Plan (TMP) Update, City of Ottawa (Oct. 2019 – Ongoing)

Leading research and policy formulation relating to the achievement of social equity in transportation planning and investment strategies, and the writing of discussion papers and the master document.

Post-Implementation Review of the St. Clair Avenue West Right-of-Way, Toronto Transit Commission (TTC) (Sep. 2017 – Sep. 2019)

Led land use and development analysis of this LRT transit corridor to assess the degree to which transit investment has achieved stated planning objectives.

Regional Transportation Plan (RTP), Metrolinx (Mar. 2017 – Aug. 2017)

Led the synthesis and writing of the next RTP for the Greater Toronto and Hamilton Area (GTHA), to guide the transportation infrastructure, service and program priorities to 2041.

Northern Ontario Multi-Modal Transportation Strategy, Ontario Ministry of Transportation (MTO) (Dec. 2016 – Feb. 2018)

Co-led the synthesis and writing of a comprehensive transportation strategy for Northern Ontario, incorporating findings from public and agency consultation, and technical analyses.

Switching Tracks: Towards Transit Equity in the Greater Toronto and Hamilton Area, (Sep. 2014 – Feb. 2016)

Conducted academic and case study research to investigate, and to recommend strategies to improve, suburban transportation equity and public benefit gaps in the region. The research project was housed at the City Institute at York University, and funded by the Province of Ontario's transit agency Metrolinx.



CITY-BUILDING AND GROWTH MANAGEMENT, RESEARCH AND STRATEGIES

Mount Dennis Secondary Plan Study, City of Toronto (Feb. 2020 – Ongoing)

Leading the land use analysis, with a focus on social equity and redevelopment, to support a renewed planning and development framework for this designated Neighbourhood Improvement Area, as part of a larger interdisciplinary team.

Knowledgebase Development for Understanding + Monitoring Municipal Growth Plan Implementation, The Neptis Foundation, Toronto (Jun. 2018 – Jan. 2019)

Designed and led this applied research project to determine and disseminate a common growth management methodology for municipal intensification and urban expansion policies, across the Greater Toronto and Hamilton Area.

Planning Frameworks for Managing Growth and Investment: Approaches & Insights from 8 Cities Comparable to Toronto, City of Toronto (Feb. 2015 – Jun. 2015)

Provided a comparative analysis of international approaches, across eight major cities, of growth management and infrastructure investment as part of the City of Toronto's Official Plan Review process.